47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF July, 19 91

Notary Public

MY COMMISSION EXPIRES 11/26/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mark E. Malone (NAME)	Fidelity Federal Bank (NAME)	MAP 34-9
1513-B Monticello Avenue (ADDRESS)	401 Union Street (ADDRESS)	PARCEL 19
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	GO-5151

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rivergate Realty, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark E. Malone and Charles E. Malone

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being part of Lot No. 30 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, and being described as Tract 1 on the unrecorded survey showing a division of a part of said lot for Clyde Loftis, made by N. G. Jenkins, Surveyor, dated April 4, 1959, as follows:

Beginning at a point in the center line of Monticello Drive or Avenue at the corner of Tracts 1 and 2, said point being N 3 deg. 30' E 142 feet more or less from a point in the center line of Monticello Drive, said point being at the corner of Tracts 3 and 4 and being N 21 deg. 20' W 462.5 feet more or less from the center line of Monticello Drive; thence with the line between Tracts 1 and 2, S 85 deg. 49' E 328.5 feet more or less to a point; thence N 2 deg. 45' W 64 feet more or less to an iron pin, the northeast corner of this tract; thence N 84 deg. 15' W 320 feet more or less to the center line of Monticello Drive; thence with the center line of same S 3 deg. 30' W 71 feet more or less to the point of beginning.

BEING the same property conveyed to Rivergate Realty, Inc., by Quitclaim Deed from Chuch Crook, of record in Book 8400, Page 876, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1513-B Monticello Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of July, 19 91

Rivergate Realty, Inc.
By: Chuck Crook
Chuck Crook, Vice President

First Data Systems, Inc.

STATE OF TENNESSEE
COUNTY OF

BOOK 8400 PAGE 880

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ 19_____ .

Commission expires_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Chuck Crook and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Rivergate Realty, Inc. the within named bargainor, and corporation, and that he as such Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Chuck Crook as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Madison, Tennessee on this the 15th day of July, 19 91.

My commission expires 11/26/94

_____
Notary Public

31864

TAX ENTITY REFERENCE

Jul 19 9 07 AM '91

2877 07/19 0101 03CHECK 257.49

WARRANTY DEED

FROM

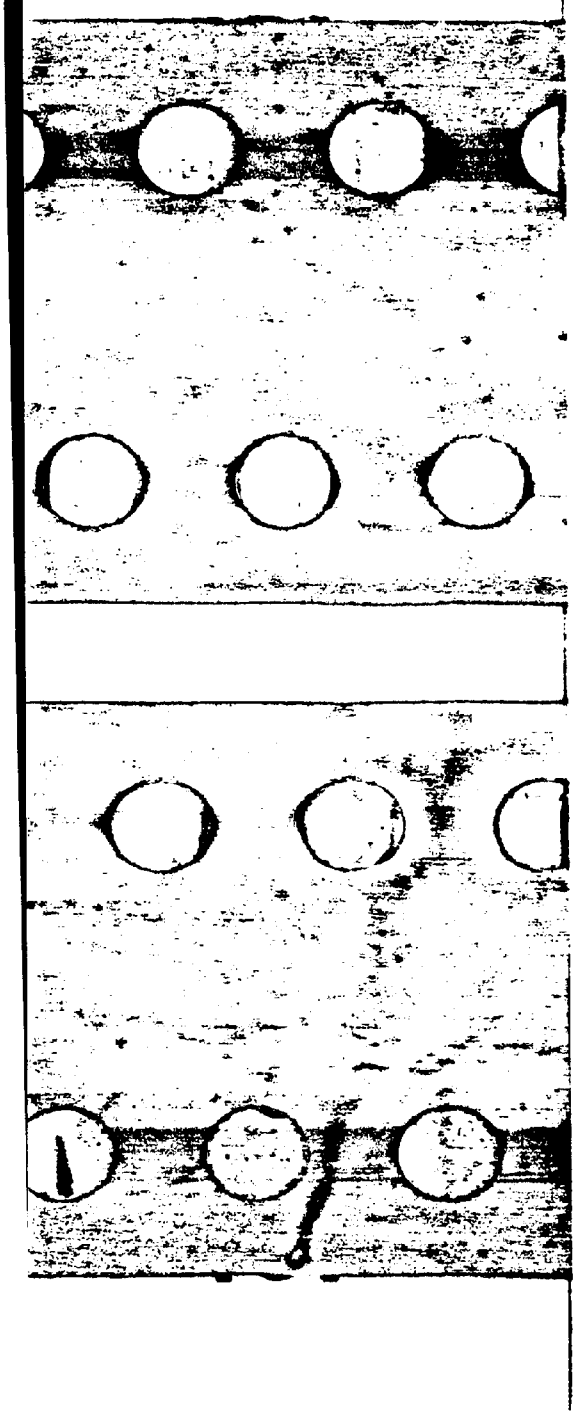
Rivergate Realty, Inc.

TO

Mark E. Malone and Charles E. Malone

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8400 PAGE 881

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 67750.00
CON TX 250.49
PRFEE 1.00
WDEED 6.00
TOTAL 257.49
CHECK 257.49

07/19/91 01 09:09 0001 2877

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3186.4

IDENTIFICATION REFERENCE

Jul 19 9 07 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

No. 441870